

CITY PLAN COMMISSION DOCKET

Tuesday, May 3, 2016

9:00 A.M.

26th Floor, Council Chamber

Members

Babette Macy, Chair
 Rev. Stan Archie, Vice-Chair
 Baker-Hughes
 Margaret J. May

Enrique Gutierrez
 Trish Martin Bobbi
 Coby Crowl
 Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council Planner Docket

District No. **9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

Council Planner Docket

District No. **9:00 A.M. – CONSENT**

- | | | | |
|---|----|----|--|
| 1 | OA | 1. | Case No. SD 0964 CC – Staley Hills, Seventh Plat - To consider approval of a final plat in District R-6 (Residential dash 6) on approximately 27 acres, generally located on the west side of Woodland Avenue, between NE Cookingham Drive on the north and NE 111th Terrace on the on the south, creating 63 residential lots and five (5) tracts.
Applicant: Lutjen Inc., repr. Shannon Buster |
| 2 | JE | 2. | Case No. 14519-MPD-2 – About 1.2 acres generally located on the east side of I-29 between NW 79 th Street and NW 82nd Court, to consider the approval of a final plan in District MPD (Master Planned Development) for a retail building and parking. (Freddy's)
Applicant: BHC Rhodes, repr. Kevin Pinkowski |

- | | | | |
|---|----|----|---|
| 1 | OA | 3. | <p>SD 1334 H – Highland Ridge, First Plat - To consider approval of a final plat in District R-7.5 (Residential dash 7.5) on approximately 30 acres, generally located on the east side of N. Mersington Avenue, between NE 88th Terrace on the north and NE Barry Road on the south, creating 41 residential lots and three (3) tracts.</p> <p>Applicant: Owens Built Properties, repr Lutjen, Inc.</p> |
| 1 | JE | 4. | <p>SD 1162D – Final Plat, Forest Ridge Second Plat - About 7.04 acres generally located at on either side of N Cosby Avenue at approximately N Cosby Court and NW 59th Terrace, to approve a final plat in district R-6 (Residential 6) previously R-1b (One family dwelling district) for 16 single family lots, two tracts and public right of way.</p> <p>Applicant: Warger Associates, Inc.</p> |
| 4 | JE | 5. | <p>SD 1531A- Final Plat, The Fairfax Building - A condominium subdivision -- About 0.22 acres generally located at the southwest corner of W 11th Street and Baltimore Avenue, to consider the approval of a final plat in District DC-15 (Downtown Core) creating 2 units within one lot with common space for a hotel and apartments.</p> <p>Applicant: Kothe Real Estate Partners, repr. Taliaferro & Brown, Rick Gard</p> |
| 4 | JE | 6. | <p>Case No. 14595-MPD-1 – About 0.73 acres generally located at the southeast corner of E 34th Terrace and Main Street and also an area north of E 34th Terrace and about 140 feet east of Main Street, to consider the approval of a final development plan in District MPD (Master Planned Development) for retail and residential uses.</p> <p>Applicant: Mac Properties, Peter Cassel</p> |

END OF CONSENT DOCKET

Council	Planner	Docket
District	No.	

CONTINUED CASES

- | | | | |
|---|----|----|---|
| 2 | OA | 7. | <p>Case No. SD 0964AA-Preliminary Plat – Staley Hills Villas - To consider approval of a preliminary plat in District R-2.5 (Residential dash 2.5), on about 14 acres generally located on the west side of Woodland Avenue, between NE 111th Terrace on the north and NE Shoal Creek Pkwy on the south, creating 38 residential lots and two (2) tracts. (Continued from 04-19-16; No Testimony)</p> <p>Applicant: Lutjen Inc., repr. Shannon Buster</p> |
| 2 | OA | 8. | <p>Case No. SD0964BB- Final Plat – Staley Hills Villas - To consider approval of a final plat in District R-2.5 (Residential dash 2.5), on about 14 acres generally located on the west side of Woodland Avenue, between NE 111th Terrace on the north and NE Shoal Creek Pkwy on the south, creating 38 residential lots and two (2) tracts. (Continued from 04-19-16; No Testimony)</p> <p>Applicant: Lutjen Inc., repr. Shannon Buster</p> |

CITY PLAN COMMISSION

City Plan Commission

Page 3

May 03, 2016

- 4 JR 9. **Case No.733-S-** Declaring an area of about 1 acre generally located at the southwest corner of 17th St and Madison St to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, and approving a PIEA general development plan for the same, said plan to be known as the 17th & Madison PIEA General Development Plan. (Continued from 04-19-16; No Testimony)
Applicant: Planned Industrial Expansion Authority repr. David Macoubrie
- 4 JR 10. **Case No 675-S-7** – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 0.38 acres generally located at 1724 Madison St from residential low (urban) to residential high. (Continued from 04-19-16; No Testimony)
Application: EPC Real Estate Group
- 4 JR 11. **Case No. 14653-UR-**About 1 acre generally located at the southwest corner of 17th St and Madison St, to consider rezoning from Districts B1-1 (Neighborhood Business 1) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), and consider approval of a preliminary development plan allowing construction of an approximately 65,000 sq. ft. mixed use building and four (4) townhouses. (Continued from 04-19-16; No Testimony)
Application: EPC Real Estate Group

NEW CASES

- 2 JR 12. **Case No. 14669-P** – About 1.2 acres generally located on the block bounded by W 45th Street on the north, Wornall Road on the east, W 45th Terrace on the south and Broadway Street on the west, excepting out the northwest and southeast corners of the block, to consider the approval of a Development plan in District R-1.5 (Residential 1.5) for a multifamily residential use in one building.
Application: Warger Associates, LLC
- 2 JE 13. **Case No. 6029-SU-33** – About 31 acres generally located at the southwest corner of NW Old Tiffany Springs Road and N. Ambassador Drive, to consider approval of a special use permit in District B3-3 (Community Business, dash 3) to allow for a retail store.
Applicant: Sam's Real Estate Business Trust, repr. Carlson Consulting Engineers, Inc.
- 2 JE 14. **Case No. 6029-P-34** - About 31 acres generally located at the southwest corner of NW Old Tiffany Springs Road and N. Ambassador Drive, to consider approval of a development plan in District B3-3 (Community Business, dash 3) to allow for a retail store.
Applicant: Sam's Real Estate Business Trust, repr. Carlson Consulting Engineers, Inc.

CITY PLAN COMMISSION

City Plan Commission

Page 4

May 03, 2016

- 3 JE 15. **Case No. 14670-SU** – About 20 acres generally located at the southeast corner of Truman Road and Paseo Boulevard, to consider approval of a special use permit in R-0.5 (Residential 0.5) and UR (Urban Redevelopment) to allow for athletic facilities.
Applicant: KC Parks and Recreation, repr. David Frantze
- 3 OA 16. **SD 1532 - Preliminary Plat – 9th & Prospect, First Plat** - To consider approval of a preliminary plat in Districts R-1.5 (Residential dash 1.5) and B3-2 (Community Business dash 2), on about 1.75 acres generally located at the northwest corner of E. 9th Street and Prospect Avenue, creating four (4) commercial lots.
Applicant: Central Bank of Kansas City, repr Shafer, Kline & Warren Inc.
- 3 OA 17. **SD 1532A - Final Plat – 9th & Prospect, First Plat** - To consider approval of a final plat in Districts R-1.5 (Residential dash 1.5) and B3-2 (Community Business dash 2), on about 1.75 acres generally located at the northwest corner of E. 9th Street and Prospect Avenue, creating four (4) commercial lots. 9th and Prospect.
Applicant: Central Bank of Kansas City, repr Shafer, Kline & Warren Inc.
- 5 OA 18. **Case No. 4311-UR-6** - About 9.2 acres generally located at the northeast corner of E. 63rd Street and Bushman Drive, to consider amending a previously approved URD Plan in District UR (Urban Redevelopment), to allow for a the existing shopping center and conversion of the existing bank to a gas station.
Applicant: Levy Craig Law Firm, repr Renaissance Infrastructure Consulting
- 6 OA 19. **Case No. 5647-P-7** - About 4 acres generally located at the southwest corner of I-49 and E. Red Bridge Road, to consider rezoning the tract of land from Districts R-7.5 (Residential dash 1.5) and B1-1 (Neighborhood Business 1 dash 2) to District B3-2 (Community Business dash 2).
Applicant: Moham LLC, repr Kaw Valley Engineering, Inc., Martin Arling
- 6 OA 20. **Case No. 5647-P-8** - About 4 acres generally located at the southwest corner of I-49 and E. Red Bridge Road, to consider approval of a development plan in lieu of a Special Use Permit pursuant to Chapter 88- 517-12-D, in District B3-2 (Community Business dash 2), to allow for a gasoline and fuel sales. 11131 Grandview Road C-Store
Applicant: Moham LLC, repr Kaw Valley Engineering, Inc., Martin Arling
- 5 AW 21. **Case No. 14665-SU** – About 5 acres generally located at the southeast corner of E 59th Street and Colorado Avenue, to consider approval of a special use permit in District M3-5 (Manufacturing three dash five) to allow for outdoor warehousing and freight movement.
Applicant: ASP Enterprises, Inc, Andy Reynolds
- 2 AW 22. **Case No. 14515-P-2** -- About 71 acres generally located at 13100 N Robinhood Lane, to consider approval of a development plan in District AG-R (Agricultural-Residential) to allow for the rehabilitation of a former quarry.
Applicant: John “Eric” and Karen Teeter, repr White Goss, Patricia R. Jensen

CITY PLAN COMMISSION

City Plan Commission

Page 5

May 03, 2016

2 AW 23. **Case No. 14666-P** – About 38 acres generally located at 10243 N Green Hills Road, to consider approval of a development plan in District AG-R (Agricultural-Residential) to allow for an event space.
Application: Rose Design Group, Inc. repr. Chris Bell

4 AW 24. **Case No. 727-S-2** -- A request to amend the Midtown Plaza Area Plan by changing the recommended land use map for property located at 919 W 44th Street, from Mixed Use Neighborhood to Mixed Use Community land use
Applicant: Melissa Redman

CONTINUED CASE

4 AW 25. **Case No. 8254-P-7**- About .43 acres generally located at the southeast corner of Belleview Avenue and W 44th Street, to consider approval of rezoning the property from District R-1.5 to District B2-2 to allow an existing legally non-conforming bar and grill to remain. (Continued from 04-19-16; No Testimony)
Applicant: Melissa Redman

NEW CASES

6 AW 26. **Case No. 14668-SU** – About 5 acres generally located at the southeast corner of E Meyer Boulevard and Rockhill Road, to consider approval of a special use permit in District R-1.5 (Residential one dash five) to allow for the expansion of an existing school.
Applicant: Benjamin Banneker Charter Academy of Technology, repr Jrma Architects

CW PN 27. **Case No. 254-S-318** -- Amending Chapter 88, the Zoning and Development Code, Section 88-140 Manufacturing Districts, to allow Lodging, Hotel/motel as a special use in District M1 (Manufacturing 1) but prohibited if adjacent to and within 150 feet of any park, boulevard, or parkway.
Applicant: City Planning and Development

OTHER MATTERS: ELECTION OF VICE CHAIR



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

DB:nw